

**D O C K E T**

**March 5, 2015**

**1:00 P.M.**

**METROPOLITAN BOARD OF ZONING APPEALS  
P O BOX 196300  
METRO OFFICE BUILDING  
NASHVILLE, TENNESSEE 37219-6300**

**Meetings held in the Sonny West Conference Center  
Howard Office Building, 700 2<sup>nd</sup> Avenue South**

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**MS. CYNTHIA CHAPPELL  
MR. DAVID EWING  
MR. DAVID HARPER  
MS. MERCEDES JONES  
MR. RICHARD KING, Vice-Chair  
MR. DAVID TAYLOR  
MR. CHRIS WHITSON, Chair**

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**CASE 2015-022 (Council District - 19)**

**4 Pant, LLC**, appellant and **4 Pant, LLC**, owner of the property located at **210 4th Avenue, North**, requesting a special exception in height restrictions of the Downtown Code in the DTC/MDHA-CM District, to renovate existing building and construct an additions across four buildings and covert all to a 10 floor hotel development.. Referred to the Board under Section 17.16.140, 17.16.150, 17.37.010. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Hotel

Map 93-2-3 Parcel(s) 162

Deferred from the meeting of February 19.

**RESULT**

**CASE 2015-024 (Council District - 25)**

**Jon Sundock & Jane Kelly**, appellant and **Hetrick, Aaron**, owner of the property located at **3625-3629 A & B Woodmont Boulevard**, requesting Item A in the R10 District, Appealing the Zoning Administrator's interpretation of the Zoning Code relating to setbacks, lot size requirements for nonconforming lot including parcels 183 - 188 map 117-5. Referred to the Board under Section 17.12.010A, 17.40.670, 17.12.030A; C2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A).

Use-Single Family

Map 117-5 Parcel(s) 183-188

**RESULT Deferred until the meeting of April 16<sup>th</sup>.**

**CASE 2015-025 (Council District - 19)**

**William F. Snyder**, appellant and **Lot 1 Partners, LLC**, owner of the property located at **1210 Hawkins Street**, requesting a special exception for the street setbacks for the right and left side of the front building in the RM20/UZO District, to construct two new 3,200 square foot 2 story, 2 unit condo building and a 1,400 square foot 2 story, 1 unit condo building. Referred to the Board under Section 17.12.035 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Multi-Family

Map 93-13 Parcel(s) 298

**RESULT**

**CASE 2015-026 (Council District - 17)**

**Land Development & ASM Partners, LLC**, appellant and **Land Development.com, Inc. & ASM Partners, LLC**, owner of the property located at **1234 2nd Avenue, South**, requesting a special exception in the required street setback in the OR20/UDO District, to approve 4 buildings. Referred to the Board under Section 17.12.035 D1. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Single Family Condos

Map 105-3 Parcel(s) 350, 285

**RESULT**

**CASE 2015-027 (Council District - 18)**

**Trent Roszell**, appellant and Roszell, Trent W. & Elizabeth S., owner of the property located at **1200 Ashwood Avenue**, requesting a variance in the required setbacks for the front street (Ashwood) and side street (12th Avenue South) in the R8/UZO District, to construct a new two-floor single family residence at 3,300 square feet with an attached garage at 550 square feet. Referred to the Board under Section 17.12.030A, 17.12.030C3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 105-13 Parcel(s) 48

**RESULT**

**CASE 2015-028 (Council District - 24)**

**Gregory Becker**, appellant and Becker, Gregory H., owner of the property located at **4410 Nevada Avenue**, requesting an Item D appeal in the RS7.5 / UZO District, to renovate the existing one-story detached accessory garage and add one-story. Referred to the Board under Section 17.40.660 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D).

Use-Detached Garage

Map 91-16 Parcel(s) 97

**RESULT**